

**IN THE UNITED STATES DISTRICT COURT  
FOR THE WESTERN DISTRICT OF TEXAS  
SAN ANTONIO DIVISION**

**MICHAEL J. DANIELS and BARBARA  
HIGH-DANIELS, et al.**

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## PLAINTIFFS

V.

NO. 5:19-cv-01280-RBF

**AETC II PRIVATIZED HOUSING, LLC;  
et al.**

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## DEFENDANTS

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## **DEFENDANT'S EXHIBIT LIST**

Counsel for Defendants in the above-referenced matter provide their Trial Exhibit List as follows:

Exhibit Number	Bates Number	Description	Objection	Admitted	Date Admitted
D-1	Vinales-00000001	Yardi Survey			
D-2	Vinales-00000004	Yardi Survey			
D-3	Vinales-00000023-24	Warm Call			
D-4	Vinales-00000025-26	Warm Call			
D-5	Vinales-00000223	3/13/2019 Photo			
D-6	Vinales-00000269	5/27/2019 Photo			
D-7	Vinales-00000293	6/13/2019 Photo			
D-8	Vinales-00000304	5/29/2019 Photo			
D-9	Vinales-00000322	6/14/2019 Photo			
D-10	Vinales-00000475	4/11/2019 Photo			
D-11	Vinales-00000518	4/18/2019 Photo			
D-12	Vinales-00000543	3/20/2019 Photo			
D-13	Vinales-00000762	6/2/2019 Photo			
D-14	Vinales-00000822	6/2/2019 Photo			
D-15	Vinales-00000838	10/25/2017 Photo			
D-16	Vinales-00000868	5/20/2019 Photo			
D-17	Vinales-00000889	6/15/2019 Photo			

D-18	Vinales-00000945	3/20/2018 Photo			
D-19	Vinales-00001009	3/13/2019 Photo			
D-20	Vinales-00001044	Carpet email			
D-21	Vinales-00001045-46	Carpet photo			
D-22	Vinales-00001057	Warm Call			
D-23	Vinales-00001058	Yardi Survey			
D-24	Vinales-00001071-72	Warm Calls forwarded			
D-25	Deposition Exhibit 264	Social Media conversations			
D-26	Vinales-00000130	2/16/2019 Photo			
D-27	Vinales-00000262	2/16/2019 Photo			
D-28	Vinales-00000346	2/16/2019 Photo			
D-29	Vinales-AETC-Gen01-000033	Application for Housing 10/10/17			
D-30	Vinales-AETC-Gen01-000034	PCS Orders 4/10/17			
D-31	Vinales-AETC-Gen01-000041	Payment Stub			
D-32	Vinales-AETC-Gen01-000054-82	Lease and Addendum			
D-33	Vinales-AETC-Gen01-000086-88	MIMO form			
D-34	Vinales-AETC-Gen01-000031	Move In Form			
D-35	Vinales-AETC-Gen01-000666	Move in survey			
D-36	AETC-GEN04-000633-634	RAFB - Things You Can Do to Reduce Energy			
D-37	AETC-GEN04-000657	Tips for Preventing Mold & Mildew			
D-38	AETC-GEN04-008404	Tips for Preventing Pests			
D-39	AETC-GEN04-000674-675	Guide to Historic Housing in Randolph Field Historic District			
D-40	AETC-GEN04-000895-914	A Brief Guide to Mold, Moisture & Your Home			
D-41	AETC-GEN04-001154-1155	What To Do If You Suspect Mold			
D-42	Vinales-AETC-Gen02-000002	Yardi Work Order History			
D-43	Vinales-AETC-Gen01-000085	2/12/19 Minol Statement			
D-44	Vinales-AETC-Gen01-000180-82	Email from Keri Estrada to Becky Vinales contents cleaning and status			
D-45	Vinales-AETC-Gen01-000187-88	Email from Keri Estrada to Becky Vinales contents cleaning and status			

D-46	Vinales-AETC-Gen01-000190-94	Email 5/23 providing \$250 gift card			
D-047	Vinales-AETC-Gen01-000209	Itemization of what was left behind			
D-48	Vinales-AETC-Gen01-000234-36	Email from Audra Froom to Angela Utterbrink sending KOA confirmation.			
D-49	Vinales-AETC-Gen01-000276-79	Email from Becky Vinales to Keri Estrada concerning moving contractor and JIPPSO request			
D-50	Vinales-AETC-Gen01-000300-03	Email from Audra Froom to Becky Vinales concerning work orders from inspection of home.			
D-51	Vinales-AETC-Gen01-000355-57	Email from Keri Estrada to Becky Vinales concerning extension of campgrounds reservation.			
D-52	Vinales-AETC-Gen01-000393	Email from Keri Estrada to the Vinales concerning notice to vacate form and recap of meeting			
D-53	Vinales-AETC-Gen01-000394-95	Blank Notice to Vacate Form			
D-54	Vinales-AETC-Gen01-000881-83	Email to Butler (AF) re: Vinales			
D-55	Vinales-AETC-Gen01-000891-92	Email from Becky Vinales to Audra Froom concerning master bedroom repair			
D-56	Vinales-AETC-Gen01-000894	Yardi Call Center message from Shane Vinales concerning removal of carpet and completion of work after carpet removal.			
D-057	Vinales-AETC-Gen01-001085	Voicemail from Becky Vinales to Audra Froom denying access			
D-058	Vinales-AETC-Gen01-001101-05	Randolph Town Hall Follow Up notes.			
D-059	Vinales-AETC-Gen01-1319	Reminder notice to Shane Vinales concerning \$627.62 utility balance			
D-060	Vinales-AETC-Gen02-000055-56	Email from Keri Estrada to the Vinales following up on the portable AC units in the home.			
D-061	Vinales-AETC-Gen02-000058-60	Keri Estrada sending update on home including containment, dehumidifier, and air scrubbers.			

D-062	Vinales-AETC-Gen02-000261	Email from Audra Froom to Becky Vinales concerning minol clearing utility balance and putting in work orders.			
D-063	Vinaels-AETC-Gen02-000276-80	Email from Audra Froom to Becky Vinales concerning minol credit and work orders			
D-064	Vinales-AETC-Gen02-000281	Vinales Utility readings excel verson			
D-065	Vinales-AETC-Gen02-000302	Email to all residents concerning town hall attendance and reaching out to people concerning work orders			
D-066	Vinales-AETC-Gen02-000306	Email from Robert Harris to Becky Vinales giving status of work order.			
D-067	Vinales-AETC-Gen02-000382	Email from Melody Gallego to Becky Vinales concerning work order follow up.			
D-068	Vinales-AETC-Gen02-000383	Email from Melody Gallego to Becky Vinales concerning work order follow up.			
D-069	Vinales-AETC-Gen02-000384	Email from Melody Gallego to Becky Vinales concerning work order follow up.			
D-070	Vinales-AETC-Gen02-000462-63	Email from Robert Harris concerning parts for a work order being ordered.			
D-071	Vinales-AETC-Gen02-000464-65	Email from Becky Vinales sending good work order survey response.			
D-072	Vinales-AETC-Gen02-000467-68	Email from Terri Hefford sending work order survey.			
D-073	Vinales-AETC-Gen02-000471-72	Email from Terri Hefford sending work order survey.			
D-074	Vinales-AETC-Gen02-000475-76	Email from Terri Hefford sending work order survey.			
D-075	Vinales-AETC-Gen02-000478-79	Email from Terri Hefford sending work order survey.			
D-076	Vinales-AETC-Gen02-000481-82	Email from Terri Hefford sending work order survey.			
D-077	Vinales-AETC-Gen02-000486	Email from Terri Hefford sending work order survey.			
D-078	Vinales-AETC-Gen02-000488-89	Email from Terri Hefford sending work order survey.			
D-079	Vinales-AETC-Gen02-000491	Email from Terri Hefford sending work order survey.			

D-080	Vinales-AETC-Gen02-000496-97	Email from Terri Hefford sending work order survey.			
D-081	Vinales-AETC-Gen02-000499	Email from Terri Hefford sending work order survey.			
D-082	Vinales-AETC-Gen02-000501-02	Email from Terri Hefford sending work order survey.			
D-083	Vinales-AETC-Gen02-000504-05	Email from Terri Hefford sending work order survey.			
D-084	Vinales-AETC-Gen02-000507-08	Email from Terri Hefford sending work order survey.			
D-085	Vinales-AETC-Gen02-000510	Email from Terri Hefford sending work order survey.			
D-086	Vinales-AETC-Gen02-000512-13	Email from Terri Hefford sending work order survey.			
D-087	Vinales-AETC-Gen02-000515-16	Email from Terri Hefford sending work order survey.			
D-088	Vinales-AETC-Gen02-000518	Email from Terri Hefford sending work order survey.			
D-089	Vinales-AETC-Gen02-000520	Email from Terri Hefford sending work order survey.			
D-090	Vinales-AETC-Gen02-000522-23	Email from Terri Hefford sending work order survey.			
D-091	Vinales-AETC-Gen02-000812	Emial from Terri Hefford to the Vinales sending housing assignment.			
D-092	Vinales-AETC-Gen02-000813	Vinales housing assignment.			
D-093	Vinales-AETC-Gen02-001855	Warm call f/u spreadhseet			
D-094	Vinales-AETC-Gen02-002205	Randolph resident tracker.			
D-095	AETC-GEN04-001749	Vinales: request copy of lease 4/22/19			
D-096	AETC-GEN04-001768	Vinales: email from Vinales looking at houses tomorrow			
D-097	Vinales-AETC-Gen01-000024	Vinales Ledger			
D-098	Vinales-AETC-Gen01-000025	Vinales Check for \$2,000			
D-099	Vinales-AETC-Gen01-000026	Move Out Form			
D-100	Vinales-AETC-Gen01-000027	Minol Move Out Statement			
D-101	Vinales-AETC-Gen01-000028-29	Notice of Intent to Vacate			

D-102	AETC-GEN04-12470, AETC-GEN04-12376-12377, AETC-GEN04-12467, AETC-GEN04-12482, AETC-GEN04-009096-9097, AETC-GEN04-12452, AETC-GEN04-12455, AETC-GEN04-12454, AETC-GEN04-12474, AETC-GEN04-12481, AETC-GEN04-12460, AETC-GEN04-12465, AETC-GEN04-12471, AETC-GEN04-12461, AETC-GEN04-12463, AETC-GEN04-12459, AETC-GEN04-12450, AETC-GEN04-12451, AETC-GEN04-12469, AETC-GEN04-12453, AETC-GEN04-12464, AETC-GEN04-12456, AETC-GEN04-12480, AETC-GEN04-12462, AETC-GEN04-12472, AETC-GEN04-12473, AETC-GEN04-12468, AETC-GEN04-12458	Staff Meeting Records (collective exhibit)			
D-103	AETC-GEN04-12380-12385, AETC-GEN04-12386-12387, AETC-GEN04-12414-12419AETC-GEN04-12378-12379, AETC-GEN04-12368-12372, AETC-GEN04-12373-12375, AETC-GEN04-12411-12413, AETC-GEN04-12431-12436, AETC-GEN04-12437-12439, AETC-GEN04-12443-12444, AETC-GEN04-12445-12446, AETC-GEN04-12424-12426, AETC-GEN04-	HMO-Hunt Meeting Agendas (collective exhibit)			

	12427-12430, AETC-GEN04-12448, AETC-GEN04-12420-12423, AETC-GEN04-12449				
D-104	AETC-GEN04-000889-890	New Maintenance Communication Process			
D-105	AETC-GEN04-001146-1147	Maintenance Leave Behind Card			
D-106	Vinales-AETC-Gen01-000003	Argus Environmental Consulting June 7, 2019 Contents Mold Certification for 604			
D-107	Vinales-AETC-Gen01-000004-21	Argus Environmental Limited Contents Sampling Report June 6, 2019			
D-108	Vinales-AETC-Gen01-000198-204	Email thread with Becky Vinales, Mike Knight, Keri Estrada concerning cost of HHG, displacing family, and contents cleaning.			
D-109	Vinales-AETC-Gen01-000367-69	Email from Keri Estrada to Becky Vinales concerning contents cleaning and accomodations during displacement.			
D-110	Vinales-AETC-Gen01-000371-73	Email from Keri Estrada to the Vinales concerning testing following remediation.			
D-111	Vinales-AETC-Gen01-000391	Email from Keri Estrada to Becky Vinales answering contents cleaning questions			
D-112	Vinales-AETC-Gen01-000460-61	Email from Becky Vinales to Mike Knight sending remediation protocol and list of items for reimbursement.			

D-113	Vinales-AETC-Gen01-000923-25	Email response from Michael Knight to Becky Vinales concerning work to be done to the home and reimbursement for items.			
D-114	Vinales-AETC-Gen02-000024-44	Email from Mike Knight to the Vinales sending Limited contents certification letter			
D-115	Vinales-AETC-Gen02-000045-48	Email from Mike Knight to Becky Vinales concerning inspection and upcoming work.			
D-116	Vinales-AETC-Gen02-000973-997	Email from Keri Estrada to Jason Garrison sending Mike Knight email with final results and contest letter from Adaptive.			
D-117	Vinales-AETC-Gen02-001853	DKI invoice			
D-118	Vinales-AETC-Gen02-001931	Invoices for Vinales roof leak			
D-119	Vinales-AETC-Gen02-004653-54	Email re: vinales inventory list for the items left behind			
D-120	Vinales-AETC-Gen02-004655	Photo - chair			
D-121	Vinales-AETC-Gen02-004657	Photo - mattress			
D-122	Vinales-AETC-Gen02-004659	Photo - sofa			
D-123	Vinales-AETC-Gen02-004661	Photo - sofa			
D-124	Vinales-AETC-Gen02-004663	Photo - sofa			
D-125	Vinales-AETC-Gen02-004665	Photo - folding chair			
D-126	Vinales-AETC-Gen02-004667	Photo - mattresses			
D-127	Vinales-AETC-Gen02-004669	Photo - mattresses			
D-128	Vinales-AETC-Gen02-004671	Photo - chair			
D-129	Vinales-AETC-Gen02-004673	Photo - pillows			
D-130	Vinales-AETC-Gen02-004675	Photo - rugs			
D-131	AETC-GEN04-003780-3781	Policy 2177: Electrical Safety (2/7/18)			

D-132	AETC-GEN04-003782-3783	Policy 2177: Electrical Safety (4/29/19)			
D-133	AETC-GEN04-003784-3785	Standard 2240: Mold Prevention & Detection (8/8/19)			
D-134	AETC-GEN04-003790	Policy 5120: Gas Leak (4/12/18)			
D-135	AETC-GEN04-007850-7851	HMC Policy & Procedure Work Order Follow UP (Warm Calls)			
D-136	AETC-GEN04-008003-8005	SOP: Receiving, Creating, Dispatching, Responding, and Closing Work Orders			
D-137	AETC-GEN04-008006-8011	SOP: Yardi Mobile Maintenance Work Order Procedures (10/12/15)			
D-138	AETC-GEN04008012-8017	SOP: Yardi Mobile Maintenance Work Order Procedures			
D-139	AETC-GEN04-008018-008022	SOP: Yardi Mobile Maintenance Work Order Procedures			
D-140	AETC-GEN04-008028-8037	Yardi Quick Tip - Work Order Surveys			
D-141	AETC-GEN04-003776-3777	Policy 2095: Pest Control Treatment (2/14/18)			
D-142	AETC-Gen04-000949-001097	Environmental Management Plan - Randolph - August 2011			
D-143	Vinales-AETC-Gen01-000022	Work Package			
D-144	Vinales-AETC-Gen02-004318-22	Nick Miglieri sending slides for town hall			
D-145	Vinales-AETC-Gen02-0004327-30	Mold, LBP and employee training slides.			
D-146	AETC-GEN04-007958-7959	Policy 2245: Mold Remediation (8/28/18)			
D-147	AETC-GEN04-007964-7965	Policy 2245: Mold Remediation (2/14/18)			
D-148	AETC-GEN04-008636	Mold Protocols			
D-149	AETC-GEN04-011495-11551	Mold Awareness & Remediation Training			
D-150	AETC-GEN04-011552-11583	Environmental Awareness Training Regional Maintenance Director Conference (2017)			
D-151	AETC-GEN04-11930	Mold Training outline			
D-152	AETC-GEN04-011931-12026	Mold Awareness Training PP			
D-153	AETC-GEN04-007946	Mold Response Flow Chart - 2018			

D-154	AETC-GEN04-000707-739	Mold O&M Plan - March 2017			
D-155	Vinales-AETC-Gen01-000001-2	Nick Reed notes/photos			
D-156	Vinales-AETC-Gen01-1322	Color phones from Nick Reed report (ceiling and wall)			
D-157	Vinales-AETC-Gen01-1323	Color phones from Nick Reed report. (wall behind bed)			
D-158	Vinales-AETC-Gen01-1327	Color phones from Nick Reed report. (HVAC vent)			
D-159	Vinales-AETC-Gen01-1328	Color photos from Nick Reed report. (HVAC Vent)			
D-160	Vinales-AETC-Gen01-1329	Color photos from Nick Reed report. (hole in floor)			
D-161	Vinales-AETC-Gen01-1332	Color photos from Nick Reed report. (under appliance)			
D-162	Vinales-AETC-Gen01-1333	Color photos from Nick Reed report. (utility panel)			
D-163	Vinales-AETC-Gen01-1334	Color photos from Nick Reed report. (outside roof by chimney)			
D-164	Vinales-aETC-Gen01-000727-30	Email from Lenderman concerning meeting to discuss Vinales dispute resolution.			
D-165	Vinales-AETC-Gen01-000832-33	Memorandum for DO from Lenderman outlining Vinales Dipsute Resolution Request.			
D-166	Vinales-AETC-Gen01-000983-86	Response to Dispute memorandum from Lenderman for Vinales.			
D-167	Vinales-AETC-Gen02-000926-28	Email from Radliff to Lenderman sending status update on Vinales and others			
D-168	Vinales-AETC-Gen02-001854	Spreadsheet of CRR-type repairs for Vinales			
D-169	Vinales-AETC-Gen02-004202-33	Receipts and Checks for Vinales			
D-170	AETC-Gen04-000359-403	Exhibit J Historic Preservation Programmatic Agreement			
D-171	AETC-GEN04-007971	Policy 490: Lease Agreement & Addenda			
D-172	AETC-GEN04-009438-9559	Property Management Agreement			
D-173	AETC-GEN04-021352-21480	First Amendment to Property Management Agreement			

D-174	AETC-GEN04-13740	2018 AF approval letter			
D-175	AETC-GEN04-13741-13745	2018 Budget analysis			
D-176	AETC-GEN04-13746-13763	2018 Budget review questions			
D-177	Vinales-AETC-Gen01-206-208	Unterbrink move out email			
D-178	Vinales-AETC-Gen01-000210-21	Email from Angela Unterbrink to the Vinales concerning contents cleaning and offer			
D-179	Vinales-AETC-Gen01-000222-30	Email from Angela Unterbrink to Becky Vinales sending extended KOA reservation and confirmation on per diem payment.			
D-180	Vinales-AETC-Gen01-000237-43	Email from Angela Unterbrink to Becky Vinales agreeing to up per diem to \$100 and explaining how per diem works.			
D-181	Vinales-AETC-Gen02-000085-114	Email from Angela Unterbrink to the Vinales concerning access			
D-182	Vinales-AETC-Gen02-000540	Email 7/18/19 from Unterbrink re: items left in the home & disposal			
D-183	Vinales-AETC-Gen02-0003502	Email from Diane Butler concerning Vinales utilities and work orders			
D-184		CV of Allison Stock			
D-185		CV of Ann Reisch			
D-186		CV of Tom Sumner			
D-187		CV of Joe Lstiburek			
D-188		CV of Leah Anderson			
D-189		CV of Rachel Adams			

Defendants reserve the right to use any and all Exhibits offered by counsel for the Plaintiffs.

Defendants further reserve the right to utilize exhibits for impeachment purposes.

Respectfully submitted,

*/s/ Walter H. Boone*

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Walter H. Boone, MS Bar No. 8651

*(Admitted to W. D. of TX on 7/28/2020)*

Jennifer J. Skipper, State Bar No. 24076171

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-and-

*/s/ Julia W. Mann*

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***Attorneys for AETC II Privatized Housing, LLC,  
AETC II Property Managers, LLC, and Hunt  
ELP, Ltd. d/b/a Hunt Military Communities***

**CERTIFICATE OF SERVICE**

I hereby certify that on the 25<sup>th</sup> day of May, 2023, I electronically filed the foregoing with the Clerk of Court using the CM/ECF system which will send notification of such filing to the following:

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*/s/ Walter H. Boone*  
\_\_\_\_\_  
Walter H. Boone, MS Bar No. 8651  
(Admitted to W. D. of TX on 7/28/2020)